



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA -

Coordinator: _____

35-DR-2005

Project Name: _____

03/20/2006

Project Location: 16116 N. McDowell Mountain Ranch Road, Scottsdale, AZ

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: P.CO.C. ESL Proposed Zoning: P.CO.C. ESL

Number of Buildings: 1 Parcel Size: 269,442

Gross Floor Area/Total Units: 3500sqft +/- 1 Unit Floor Area Ratio/Density: _____

Parking Required: Existing Parking Parking Provided: Existing Parking

Setbacks: N - 80ft +/- S - 974ft +/- E - 149ft +/- W - 161ft +/-

Description of Request:

T-Mobile USA, Inc. is currently expanding its coverage areas, and is requesting the approval of at WCF at 16116 N. McDowell Mountain Ranch Road due to Customer Demand. The location of a WCF in this area will provide residents, visitors, and businesses with high quality, reliable wireless communication for personal, business, and Emergency Services.

Existing Conditions

The existing zoning for the subject parcel is P.CO.C. according to Maricopa County's GIS Mapping, adjacent zoning is R1-10 to the North, R4- to the West, R1-7 to the East, and R1-5 to the South.

Proposed Wireless Communications Facility

In order to improve coverage and signal strength in this area, T-Mobile is proposing concealing antennas within an existing "Stone Architectural Feature" of the existing building. This design is illustrated in the accompanying plans, and photo simulation. This "sectored" design would allow T-Mobile to achieve the desired 360 degrees of coverage from the site.

The equipment cabinets associated with the site will also be located out of sight in the rear of the building.

The proposed site would also require power, telco, and coaxial cables. The conduits carrying both the telco and power to the equipment cabinets will be concealed. The coaxial cables carrying the radio signals from the equipment cabinets will also be concealed and out of sight. The proposed wireless communication facility will not require any water, wastewater, or solid waste services.

One vehicle will access the wireless communication facility approximately once or twice a month. This vehicle will use the existing access to the site.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



NO.	DATE	DESCRIPTION	BY
1	07/06/05	PRELIMINARY	CH

PROJECT INFORMATION

SP-0701

PH10925D
MCDOWELL MOUNTAIN
RANCH HOA

4700 NORTH MCDOWELL MOUNTAIN ROAD
SCOTTSDALE, ARIZONA 85266

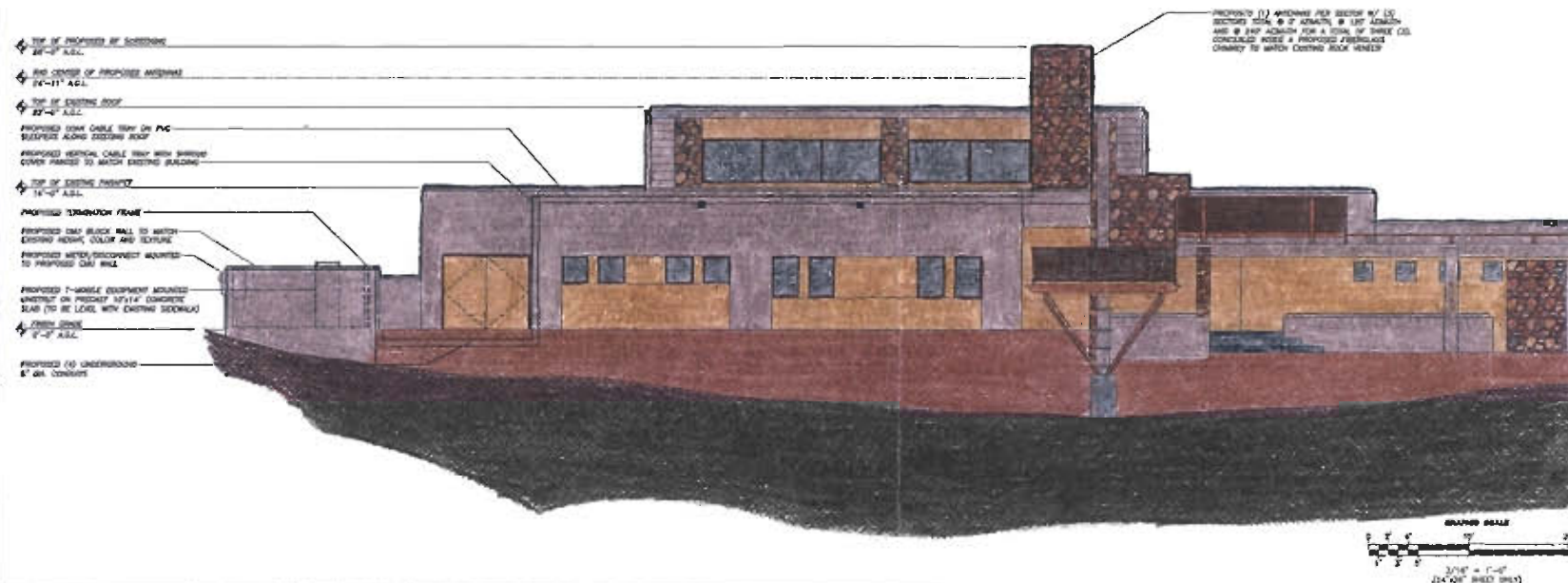
SHEET TITLE

COLORED
ELEVATION

SHEET NUMBER

COLOR

APPROVAL BLOCK



NORTHWEST ELEVATION



Existing Location



Proposed Location



Existing Location



Proposed Location